

DATE:

3/22/2023

AGENDA ITEM (ACTION ITEM):

Consider/Approve Change Order No. 7 with Century Construction for the Ryland Heights Addition and Renovation Project – BG 21-143.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; Capital Construction Process – 702 KAR 4:160

HISTORY/BACKGROUND:

This is the seventh (7th) change order for the Ryland Heights Addition and Renovation Project associated with Century Construction. The original contract was \$4,368,195.00. This change order for an additional \$72,265.50 with previous change orders totaling \$63,875.22 makes the new contract sum \$4,504,335.72.

- Item No 1: Cost of Elevator from ThyssenKrupp Elevator Manufacturing PO #22003677. ADD: \$ 27,865.24**
- Item No 2: Remove existing bar joists (not installed in location per original drawings) and stud/6" wall down to top of existing cmu wall to allow for installation of new 8" cmu classroom demising walls. ADD: \$ 23,953.79**
- Item No 3: Add steps to new concrete sidewalk at rear of the school due to existing grade. ADD: \$ 1,068.95**
- Item No 4: Repair electrical conduit concealed in existing kitchen slab cut during slab sawcutting of slab for new underslab plumbing. ADD: \$ 5,582.40**
- Item No 5: Replace carpet in four (4) first floor classrooms with MCT and new base to match adjacent remodeled corridor and new second floor classrooms. ADD: \$ 13,795.12**

TOTAL ADD: \$ 72,265.50

SUMMARY OF CHANGE ORDER FOR RYLAND HEIGHTS ADDITION AND RENOVATION BG 21-143

The original contingency for this project	\$ 285,527.00
Total for prior approved change orders	(\$ 63,875.22)
Total for prior Material/Equipment purchase order changes	\$ 33,220.72
Total for current change orders	<u>(\$ 72,265.50)</u>
Contingency Balance	\$ 182,607.00

FISCAL/BUDGETARY IMPACT:

Addition of \$72,265.50 to the existing contract for Century Construction.

RECOMMENDATION:

Approve Change Order No. 7 with Century Construction for the Ryland Heights Addition and Renovation Project – BG 21-143.

CONTACT PERSON:

Rob Haney, Chief Operations Officer

Principal/Administrator

Rob Haney

District Administrator



Superintendent

*Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda
Principal – Complete, print, sign and send to your Director. Director – if approved, sign and put in the Superintendent's mailbox*



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Change Order

PROJECT: <i>(Name and address)</i> Addition & Renovation Ryland Heights Elementary 3845 Stewart Drive Ryland Heights, KY 41015	CONTRACT INFORMATION: Contract For: General Construction Date: 8/16/2021	CHANGE ORDER INFORMATION: Change Order Number: 007 Date: 3/13/23
OWNER: <i>(Name and address)</i> Kenton County Board of Education 1055 Eaton Drive Ft. Wright, KY 4101	ARCHITECT: <i>(Name and address)</i> PCA Architecture, PSC 906 Monmouth St Newport, KY 41071	CONTRACTOR: <i>(Name and address)</i> Century Construction, Inc. 34 Kenton Lands Rd. Erlanger, KY 41018

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Item No. 07-01 (PCO 33)

Add cost of elevator material to General Contractor's contract and add a battery for lowering of elevator during emergencies. Full original cost of elevator material is being credited from the vendor's Direct Purchase Order

Cost Benefit to Owner: Vendor would not begin fabrication of the elevator without a 50% downpayment thereby conflicting with School Board policies

ADD: \$27,865.24

Item No. 07-02 (PCO 38)

Remove existing bar joists (not installed in location per original drawings) and stud/6" cmu wall down to top of existing cmu wall to allow for installation of new 8" cmu classroom demising walls

Cost Benefit to Owner: Work required to install new walls as designed

ADD: \$23,953.79

ADD: (12) days to schedule

Item No. 07-03 (PCO 42)

Add steps to new concrete sidewalk at rear of the school due existing grade

Cost Benefit to Owner: Steps provided in lieu of an undesirable sloped sidewalk

ADD: \$1,068.95

Item No. 07-04 (PCO 49)

Repair electrical conduit concealed in existing kitchen slab cut during slab sawcutting of slab for new underslab plumbing.

Cost Benefit to Owner: Repair of electric was required to restore to the affected areas of the school

ADD: \$5,582.40

Item No. 07-05 (PCO 50)

Replace carpet in four first floor classrooms with MCT and new base to match adjacent remodeled corridor and new second floor classrooms.

Deduct removal of modular classroom foundations due to classrooms remaining in place

Cost Benefit to Owner: Existing carpet was near it's useful life expectancy. The MCT provides a more hygienic floor surface and will match the adjacent renovated area.

ADD: \$13,795.12

The original Contract Sum was

\$ 4,368,195.00

The net change by previously authorized Change Orders

\$ 63,875.22

The Contract Sum prior to this Change Order was

\$ 4,432,070.22

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User Notes:

(3B9ADA44)

The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$ 72,265.50
\$ 4,504,335.72

The Contract Time will be increased by twelve (12) days.
The new date of Substantial Completion will be 8/20/22

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

PCA Architecture, PSC

Century Construction, Inc.

Kenton County Board of Education

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

Jim Kaiser

John Hodge, President

Rob Haney

Senior Project Manager

Executive Director of Support
Operations

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

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3/13/23

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